105.0	0002	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,595,600 /	1,595,600
					USE VALUE:	1,595,600 /	1,595,600
					ASSESSED:	1,595,600 /	1,595,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	P&M CARUSO FAMILY LLC
Owner 2:	C/O PAUL CARUSO
Owner 3:	
Street 1:	63 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARUSO PAUL/TRUSTEE -
Owner 2:	THE AMERICA TRUST -
Street 1:	59 MORNINGSIDE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .472 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2007, having primarily Clapboard Exterior and 4440 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	20539.000	870,300		725,300	1,595,600
Total Card	0.472	870,300		725,300	1,595,600
Total Parcel	0.472	870,300		725,300	1,595,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.37 | /Parcel: 359.37

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 67411

GIS Ref

GIS Ref

Insp Date 10/22/18

!8319!

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	870,300	0	20,539.	725,300	1,595,600		Year end	12/23/2021
2021	101	FV	842,400	0	20,539.	725,300	1,567,700		Year End Roll	12/10/2020
2020	101	FV	842,400	0	20,539.	725,300	1,567,700	1,567,700	Year End Roll	12/18/2019
2019	101	FV	656,500	0	20,539.	725,300	1,381,800	1,381,800	Year End Roll	1/3/2019
2018	101	FV	656,500	0	20,539.	621,700	1,278,200	1,278,200	Year End Roll	12/20/2017
2017	101	FV	656,500	0	20,539.	580,300	1,236,800	1,236,800	Year End Roll	1/3/2017
2016	101	FV	656,500	0	20,539.	497,400	1,153,900	1,153,900	Year End	1/4/2016
2015	101	FV	641,500	0	20,539.	445,600	1,087,100	1,087,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:07:27

LAST REV

Date	Time
02/19/19	11:49:48
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8319

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO PAUL/TRU	1414-15		4/4/2012	Convenience	100	No	No		
CARUSO PAUL/MAR	1368-10		5/4/2009	Family	1	No	No		
MIRAK ARTEMIS	1327-60		9/29/2006	Portion-Asst	1,040,000	No	No		
	619-5		3/27/1959			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2007	297	New Buil	300,000			G9	GR FY09	NEW SF HOME

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	MEAS&NOTICE	CC	Chris C
6/10/2009	Info At Door	189	PATRIOT
3/4/2008	Permit Visit	BR	B Rossignol
10/27/1999	Vacant Lot	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67411
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20539		Sq. Ft.	Site		0	70.	0.50	4									725,320						725,300	

Total AC/HA:	0.47151	Total SF/SM:	20539	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	725,320	Spl Credit		Total:	725,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1M - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.88648647
Const Adj.:	0.99989998
Adj $ / SQ:	115.232
Other Features:	116944
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	879939
Depreciation:	9679
Depreciated Total:	870260

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

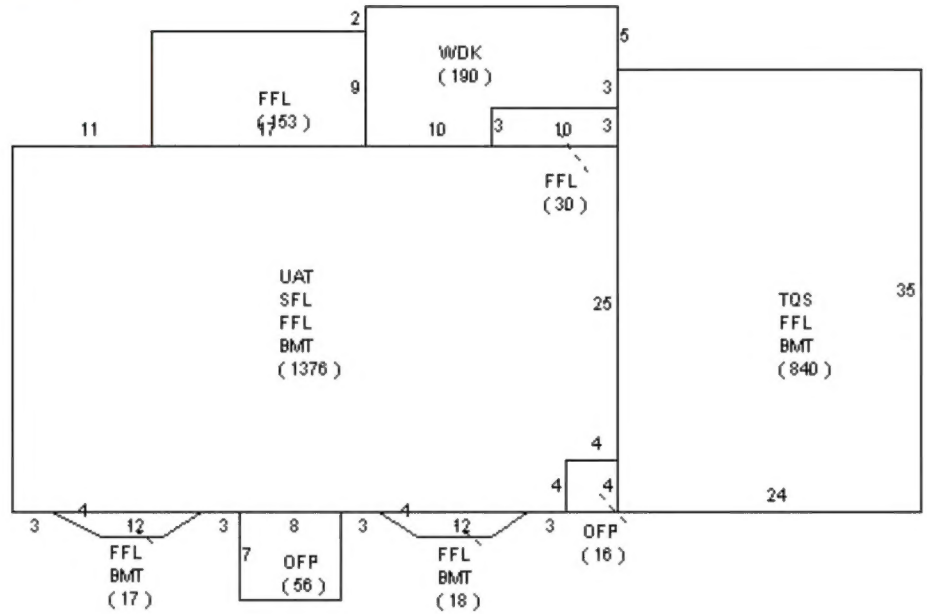
No Unit	RMS	BRS	FL
	0	0	
1	6	3	
Totals			
1			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.43
Special Features:	0	Val/Su Net:	119.27
Final Total:	870300	Val/Su SzAd	196.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,434	115.230	280,474
BMT	Basement	2,251	34.570	77,816
SFL	Second Floor	1,376	115.230	158,559
TQS	3/4 Story	630	115.230	72,596
UAT	Upper Attic	344	46.090	15,856
WDK	Deck	190	11.260	2,140
OFP	Open Porch	72	39.410	2,838

	Net Sketched Area:	7,297		Total:	610,279
Size Ad	4440	Gross Area	8539	FinArea	4440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

105.0-0002-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	14X10	V	GD	2007	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	